



St. Georges Road, Sandwich, Kent, CT13 9JR

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St. Georges Road

Sandwich, Kent, CT13 9JR

Guide Price £475,000

Freehold

Situated on St. Georges Road in the historic town of Sandwich, this well-maintained detached family home offers modern and practical accommodation ideally suited to a range of buyers, particularly families seeking convenience, space and strong transport connections. Offered to the market chain-free, the property is ready for immediate occupation and enjoys a highly convenient position within walking distance of Sandwich train station, local schools and the town centre, while also benefitting from off-street parking, a garage and a generous rear garden.

The ground floor accommodation is arranged from a central entrance hall incorporating a downstairs WC with wash hand basin. To the rear of the property, the principal living room provides a bright and comfortable reception space, featuring sliding doors opening directly onto the rear garden and allowing excellent natural light throughout the day. The kitchen is fitted in a modern style with ample storage and work surface space, alongside room for freestanding appliances, and further benefits from a side door providing convenient external access. In addition, a separate dining room offers flexibility for a variety of uses, equally suited as a formal dining area, family room, study or playroom depending on individual requirements.

To the first floor, a central landing leads to four well-proportioned bedrooms. Two generous double bedrooms are positioned to the front of the property, both benefitting from built-in wardrobe storage, while two further bedrooms overlook the rear garden and also incorporate fitted wardrobes. A modern four-piece family bathroom serves the first-floor accommodation. The property has been well cared for throughout, with all rooms presented in good decorative order, alongside full double glazing and a modern central heating system.

Externally, the property benefits from a modest front garden and a private driveway providing off-street parking for two vehicles, leading to a single garage with side access into the rear garden. The rear garden enjoys a sunny aspect and is predominantly laid to lawn, creating an ideal outdoor space for families, entertaining and general day-to-day use.



The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Ground Floor

Entrance Hall	
WC	
Living Room	3.39 x 5.38
Kitchen	2.88 x 3.48
Dining Room	3.00 x 3.49

First Floor

Landing	
Bedroom 1	3.49 x 3.59
Bedroom 2	3.00 x 3.18
Family Bathroom	
Bedroom 3	2.09 x 3.38
Bedroom 4	2.07 x 3.49

External

Garage	2.60 x 4.80
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Services: (Mains) Water, Gas, Electricity & Drainage.

Council Tax: Band E (Dover District Council)

Energy Rating: Current 67 | D. Potential 86 | B.

Viewing by appointment only: Finn's Sandwich
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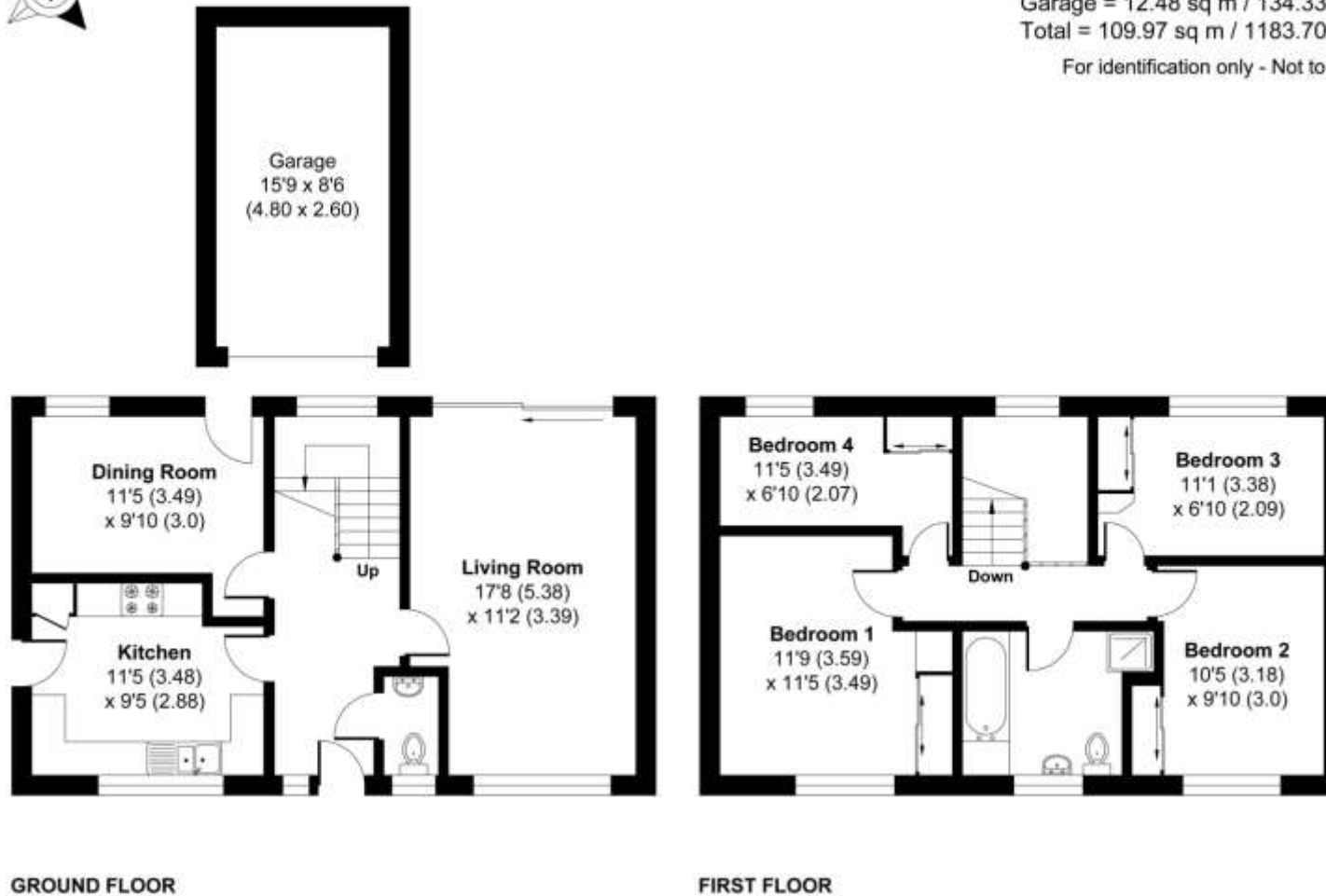
St Georges Road, Sandwich

Approximate Gross Internal Area = 97.49 sq m / 1049.37 sq ft

Garage = 12.48 sq m / 134.33 sq ft

Total = 109.97 sq m / 1183.70 sq ft

For identification only - Not to scale



Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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